

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL SE-73  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Peter O. Wilde and Mr. Albert R. Depamphilis have expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-73 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Peter O. Wilde and Mr. Albert R. Depamphilis be and hereby are tentatively designated as Redeveloper of Disposition Parcel SE-73 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-73 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).







U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under \$30,000, Form HUD-6004A may be used in place of this form.)

**Purpose and Applicability of These Forms**

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public non-residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

**Submission to HUD Regional Office**

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Regional Office.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to the HUD Regional Office only if the response to Item 8b is "Yes."

**Responsibility of LPA To Determine Adequacy and Legality**

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

**Use of the Forms**

This page should be removed before the forms are furnished to prospective redevelopers.

## PART I

HUD-6004  
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Albert R. DePamphilis and Peter O. Wilde  
b. Address and ZIP Code of Redeveloper: 248-250 West Newton St., Boston 02116  
c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End District

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

772 Tremont Street, Boston, Massachusetts

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- ☐ A corporation.  
☐ A nonprofit or charitable institution or corporation.  
☐ A partnership known as  
☐ A business association or a joint venture known as  
☐ A Federal, State, or local government or instrumentality thereof.  
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

| <u>NAME, ADDRESS, AND ZIP CODE</u>                        | <u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u> |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Albert R. DePamphilis<br>248- 250 West Newton St., Boston | Partner 50% interest                                                                                      |
| Peter O. Wilde<br>248- 250 West Newton St., Boston        | Partner 50% interest                                                                                      |

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

| <u>NAME, ADDRESS, AND ZIP CODE</u> | <u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u> |
|------------------------------------|--------------------------------------------------------|
| none                               |                                                        |

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

none except those listed under Item 5

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$ 43,000.00
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ 21,500.00

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT |             | ESTIMATED AVERAGE<br>MONTHLY RENTAL | ESTIMATED AVERAGE<br>SALE PRICE |
|--------------------------------|-------------|-------------------------------------|---------------------------------|
|                                |             | \$                                  | \$                              |
| One Bedroom                    | 571 Sq. Ft. | 350.00                              |                                 |
| One Bedroom                    | 511 Sq. Ft. | 350.00                              |                                 |

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

No Parking included  
No Utilities included except Water and Sewer

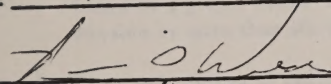
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: d/n/a

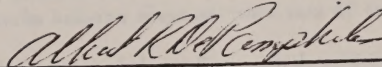
CERTIFICATION

I (We) \_\_\_\_\_  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 10-13-81

Dated: 10/13/81

  
Signature

  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Albert R. DePamphilis and Peter O. Wilde
- b. Address and ZIP Code of Redeveloper: 248- 250 West Newton St., Boston 02116
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End District

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts  
is described as follows:

772 Tremont St., Boston, Massachusetts

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

Boston Cleansing Establishments, Inc. 248- 250 West Newton Street, Boston.  
Common officers & Albert R. DePamphilis, } is a tenant of the redeveloper at 3  
Major stockholders: Peter O. Wilde } locations, 2 in the South End

4. a. The financial condition of the Redeveloper, as of September 15, 1981, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: \*

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

\* The financial statement submitted is not certified and was not prepared by a public accountant. A certified statement will be provided upon request.



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

State Street Bank and Trust Co.  
225 Franklin St., Boston

50,000.00±

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

Boston Cleansing Establishments, Inc.  
248- 250 West Newton St., Boston

20,000.00

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

none

7. Names and addresses of bank references: State Street Bank and Trust Co. --  
Mr. Robert Kelleher

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Iver Johnson Sporting Goods Co. -- Warehouse converted to 22 living units, 2 offices,  
3 Appleton St., Boston and a restaurant. Completed 1976.

The Magna Building -- Vacant, former dance hall. Rehabilitated to 34 living  
49- 55 Berkeley St., Boston units and 2 stores. Completed 1976.

Commercial Building -- Former dry cleaning plant. Rehabilitated same into a  
248 West Newton St., Boston modern facility, offices, and 2 living units. Complete

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

none

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Albert R. DePamphilis 248- 250 West Newton St., Boston

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 1,200,000.00.

General description of such work:

South End District of Boston Rehabilitation Projects -- See answer, question 9(a). Also similar projects as follows (all rehabilitation projects):

- A. Ellis Memorial Center Berkeley and Chandler St., Boston -- 1977
- B. Brownstone Co. Chandler St., Boston -- 35 units -- MHFA -- 1971.
- C. Stoney End Co. Berkeley and Chandler St., Boston -- 30 units -- 1973.

- d. Construction contracts or developments now being performed by such contractor or builder:

none

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED

none



c. Outstanding construction-contract bids of such contractor or builder:

HUD-6004  
(7-69)

AWARDING AGENCY

AMOUNT

DATE OPENED

3

none

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Builder has performed more than \$7,000,000.00 worth of redevelopment and has completed all projects successfully. References from past clients available upon request.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

See original submission made on February 28, 1980.

**CERTIFICATION**

I (We) \_\_\_\_\_  
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 10-13-81

[Signature]  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address and ZIP Code

Dated: 10/13/81

[Signature]  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

ALBERT R. DE PAMPHILIS  
111 ORCHARD STREET  
BELMONT, MASSACHUSETTS 02178  
SS# 033- 22- 0795  
PERSONAL FINANCIAL STATEMENT  
AS OF 9-15-81

ASSETS

|                                         |            |
|-----------------------------------------|------------|
| Cash on hand and in Banks               | 60,000.00  |
| U. S. Government Securities             | 3,500.00   |
| Listed Securities                       | 1,000.00   |
| Unlisted Securities                     | 350,000.00 |
| Real Estate Owned                       | 587,000.00 |
| Real Estate Mortgages Receivable        | 37,500.00  |
| Automobiles and Other Personal Property | 10,000.00  |
| Cash Value -- Life Insurance            | 9,000.00   |
| Other Assets                            | 150,000.00 |
| (Co- Mark Development Corporation)      |            |

TOTAL ASSETS 1,208,000.00



## LIABILITIES

|                                   |            |
|-----------------------------------|------------|
| Notes payable to Banks -- Secured | 2,000.00   |
| Notes payable to Others           | 16,500.00  |
| Accounts and Bills Due            | 3,000.00   |
| Real Estate Mortgages payable     | 140,500.00 |

|                   |            |
|-------------------|------------|
| TOTAL LIABILITIES | 162,000.00 |
|-------------------|------------|

|           |              |
|-----------|--------------|
| NET WORTH | 1,046,000.00 |
|-----------|--------------|

|                                 |              |
|---------------------------------|--------------|
| TOTAL LIABILITIES AND NET WORTH | 1,208,000.00 |
|---------------------------------|--------------|

SOURCES OF INCOME

|                       |           |
|-----------------------|-----------|
| Salary                | 46,000.00 |
| Bonus and Commissions | 5,200.00  |
| Dividends             | 3,500.00  |
| Real Estate Income    | 20,000.00 |

|       |           |
|-------|-----------|
| TOTAL | 74,700.00 |
|-------|-----------|

CONTINGENT LIABILITIES  
As endorser, comaker or guarantor

As of 1-1-80

1,576,000.00

As of 9-15-81

156,000.00



PETER O. WILDE  
41 SPOONER ROAD  
BROOKLINE, MASSACHUSETTS 02167  
SS# 034- 30- 1105  
PERSONAL FINANCIAL STATEMENT  
AS OF 9-15-81

ASSETS

|                                         |                  |
|-----------------------------------------|------------------|
| Cash on hand and in Banks               | 16,500.00        |
| Listed Securities                       | 3,500.00         |
| Unlisted Securities                     | 350,000.00       |
| Accounts and Notes Receivable           | 16,000.00        |
| Real Estate Owned                       | 477,500.00       |
| Automobiles and Other Personal Property | 20,000.00        |
| Other Assets (Pinellas- Wilde)          | 625,000.00       |
| <br>TOTAL ASSETS                        | <br>1,508,500.00 |

## LIABILITIES

|                               |            |
|-------------------------------|------------|
| Notes payable to Banks        | 5,000.00   |
| Notes payable to Others       | 16,500.00  |
| Accounts and Bills Due        | 8,000.00   |
| Real Estate Mortgages payable | 124,000.00 |

|                   |            |
|-------------------|------------|
| TOTAL LIABILITIES | 153,500.00 |
|-------------------|------------|

|           |              |
|-----------|--------------|
| NET WORTH | 1,355,000.00 |
|-----------|--------------|

|                                 |              |
|---------------------------------|--------------|
| TOTAL LIABILITIES AND NET WORTH | 1,508,500.00 |
|---------------------------------|--------------|



## SOURCES OF INCOME

|                       |               |
|-----------------------|---------------|
| Salaries              | 45,000.00     |
| Bonus and Commissions | 5,200.00      |
| Business Income       | 20,000.00     |
| Real Estate Income    | 5,200.00      |
| <br>TOTAL             | <br>75,400.00 |

CONTINGENT LIABILITIES  
As endorser, comaker or guarantor

| <u>As of 1-1-80</u> | <u>As of 9-15-81</u> |
|---------------------|----------------------|
| 1,382,000.00        | 156,000.00           |

4139

## MEMORANDUM

NOVEMBER 12, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END PROJECT, MASS. R-56  
TENTATIVE DESIGNATION OF PETER O. WILDE AND  
ALBERT R. DEPAMPHILIS AS REDEVELOPERS OF  
REUSE PARCEL SE-73

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SUMMARY: This memorandum requests that the Authority tentatively designate Peter O. Wilde and Albert R. Depamphilis as redevelopers of Reuse Parcel SE-73 in the South End Urban Renewal Area.

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Parcel SE-73 is located at 772-776 Tremont Street and 176-178 West Springfield Street in the South End Urban Renewal Area. The parcel contains a two-story brick and masonry structure on approximately 3,591 square feet of land.

The property was advertised for development interest. The proposed redevelopers, Peter O. Wilde and Albert R. Depamphilis, are developers and the owners of Boston Cleaning Establishments Corporation. The company was formed when the firm opened its first establishment in the Boston area in October of 1975. Since then they have grown to three shops in Boston and expect to open a fourth soon.

The proposal submitted by the proposed developers envisions the redevelopment of 772-776 Tremont Street and 176-178 West Springfield Street into commercial and residential usage. The first floor would consist of three commercial stores, a coin-operated laundry, a dry cleaning establishment, and a leased local service-oriented retail business. The second floor will contain two rehabilitated one-bedroom residential units of market rentals.

Should Messrs Wilde and Depamphilis receive a tentative designation as redevelopers, they will submit final working drawings which will conform with the Authority's standard guidelines and renewal plan. The financing for this project will be obtained from a private lending institution.

I, therefore, recommend that the Authority tentatively designate Peter O. Wilde and Albert R. Depamphilis as redevelopers of Parcel SE-73 in the South End Urban Renewal Area.

An appropriate resolution is attached.